



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **PM-1**

June 19, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ENTERPRISE PARK POOL BUILDING REPLACEMENT  
REJECT ALL CONSTRUCTION BIDS - SPECS. 6770; C.P. 86755  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

Reject all construction bids received on May 10, 2007, for the proposed  
Enterprise Park Pool Building Replacement project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Enterprise Park Pool Building Replacement project involves replacement and renovation of existing structures. The existing 3,800-square-foot, one-story under-reinforced, tilt-up concrete dressing and equipment building was built in 1963 and is in need of major structural upgrading to comply with building code requirements for under-reinforced buildings. The project scope includes the demolition of existing structures and construction of a same size, 3,800-square-foot, one-story replacement dressing and equipment building, pool deck, and renovation of the swimming pool.

On April 17, 2007, your Board adopted the project plans and specifications and called for advertisement for bids. Your Board also authorized the Director of Public Works to award and execute the Construction Contract with the lowest responsible bidder if the lowest bid did not exceed \$2,574,000.

On May 10, 2007, two bids were received, AMG & Associates, Inc., for \$3,216,000 and Morillo Construction for \$3,577,000, both of which exceeded the maximum monetary amount at which the Director of Public Works was authorized by your Board to award the Contract. We reevaluated the architect's cost estimate for the project and determined it to be reasonable at \$2,399,117.

Therefore, Public Works recommends rejecting the bids received since they exceed the maximum approved contract amount approved by your Board. Upon completion of our evaluation, we will determine the appropriate Board-approved means to deliver the project.

#### **Implementation of Strategic Plan Goals**

These actions meet the County Strategic Plan Goals of Organizational Effectiveness and Fiscal Responsibility by improving operations and investing in public infrastructure to enhance operations, provide better service to the community, and reduce potential liability.

#### **FISCAL IMPACT/FINANCING**

Public Works' fair construction cost estimate for the base Construction Contract is \$2,340,000 without contingency. The total project cost estimate is \$3,567,000, including preparing plans and specifications, plan check fees, construction, change orders, consultant services, miscellaneous expenditures, Civic Art allocation, and County services. The Project Schedule and Budget Summary are included in Enclosure A.

The proposed project is currently funded from State Proposition 12 per Capita Program (\$3,458,266) and prior year net County cost (\$108,137). Sufficient appropriation is available in the Fiscal Year 2006-07 Capital Project Budget under C.P. 86755.

**Operating Budget Impact:**

Based on the project scope of work, Parks and Recreation does not anticipate any one-time or start-up costs. The nature of the improvements is to replace an existing facility that will be maintained and operated with current staff and resources.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Not Applicable

**ENVIRONMENTAL DOCUMENTATION**

On April 4, 2006, your Board found that the project is categorically exempt under California Environmental Quality Act in accordance with California Environmental Quality Act Guidelines, Section 15302, Replacement or Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines, Appendix G, Class 2 (e), adopted by your Board on November 17, 1987.

**CONTRACTING PROCESS**

Not Applicable.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The Enterprise Park Pool complex will be closed during the 2007 swim season in order to complete the project prior to the funding deadline. Other pools in close proximity to Enterprise Park are available for the 2007 swim season.

The Honorable Board of Supervisors  
June 19, 2007  
Page 4

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

RUSS GUINEY  
Director of Parks and Recreation

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cc: Auditor-Controller  
County Counsel  
Department of Health Services  
Office of Affirmative Action Compliance  
Department of Public Social Services (GAIN/GROW Program)

June 19, 2007

**ENCLOSURE A**

**ENTERPRISE PARK POOL BUILDING REPLACEMENT  
REJECT ALL CONSTRUCTION BIDS  
SPECS. 6770; C.P. 86755**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Project Program	07/14/05*	07/14/05*
Design		
Contract Execution	04/24/06*	04/24/06*
Construction Documents	12/21/06*	12/21/06*
Jurisdictional Approvals	03/21/07*	03/21/07*
Bid Opening	05/10/07*	05/10/07*
Award Contract	05/17/07	TBD
Construction		
Substantial Completion	12/11/07	TBD
Acceptance	05/12/08	TBD

\*Indicates completed activities.

## II. PROJECT BUDGET SUMMARY

Budget Category	Current Project Budget
Land Acquisition	N/A
Construction	
(a) Construction	\$ 2,340,000
(b) Change Orders	351,000
(c) Civic Art	<u>\$ 27,000</u>
Subtotal	\$ 2,718,000
Equipment	\$ 15,000
Plans and Specifications	\$ 343,500
Consultant Services	\$ 36,500
Miscellaneous Expenditures	\$ 7,500
Jurisdictional Reviews and Plan Check	\$ 27,000
County Services	\$ 419,500
<b>TOTAL</b>	<b>\$ 3,567,000</b>

**ENCLOSURE B**

**ENTERPRISE PARK POOL BUILDING REPLACEMENT  
REJECT ALL CONSTRUCTION BIDS  
SPECS. 6770; C.P. 86755**

**Bid Opening Date:** May 10, 2007

**Bid Summary:**

Board Authorization: \$2,574,000

Bidder:	Base Bid:	% Over Authorization:	Composite Bid:
AMG & Associates, Inc.	\$3,216,000	24.9%	\$3,276,000
Morillo Construction, Inc.	\$3,577,000	38.9%	\$3,607,000

The low bid value was determined based on the combined sum of the base bid and extended overhead rates.